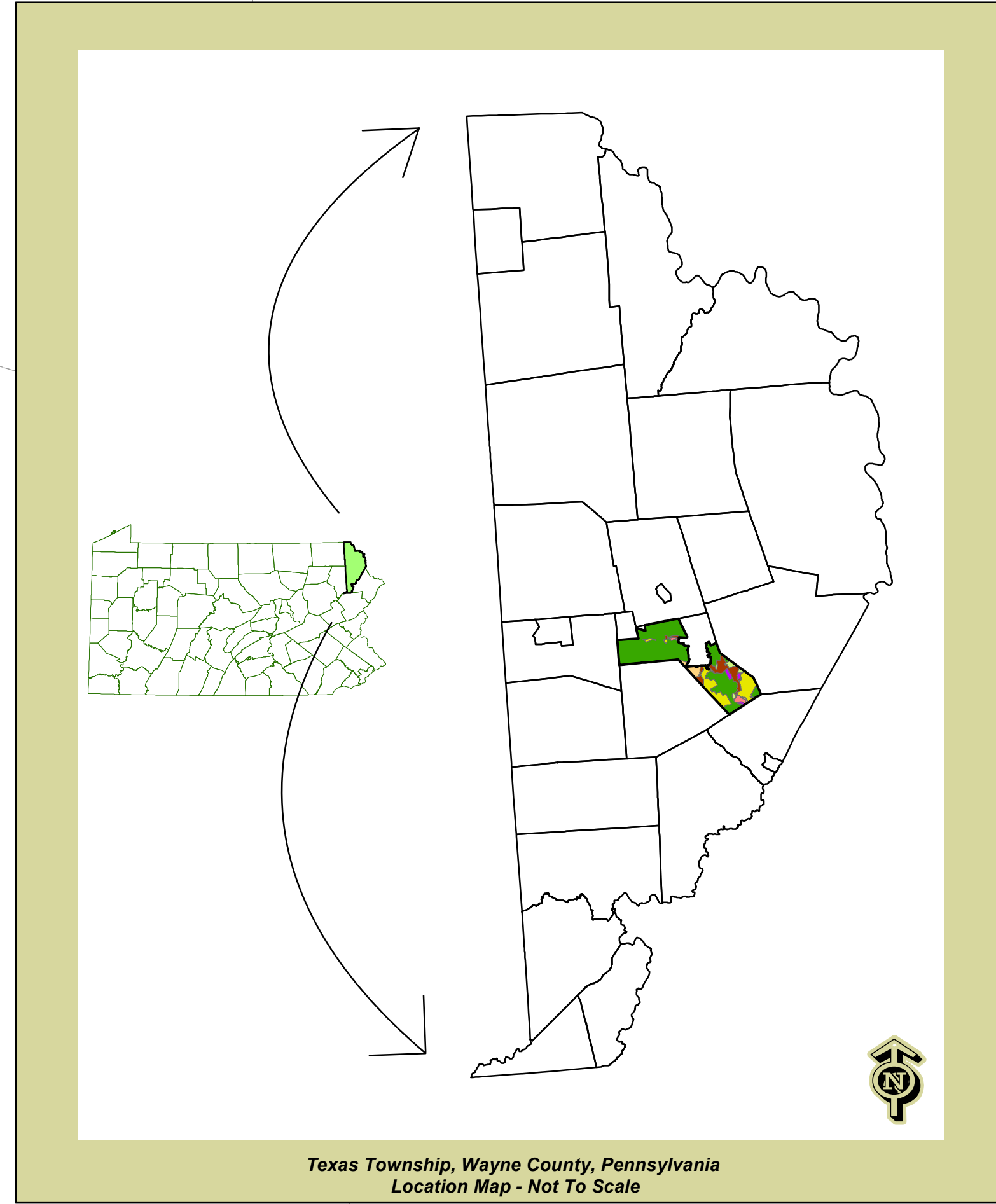
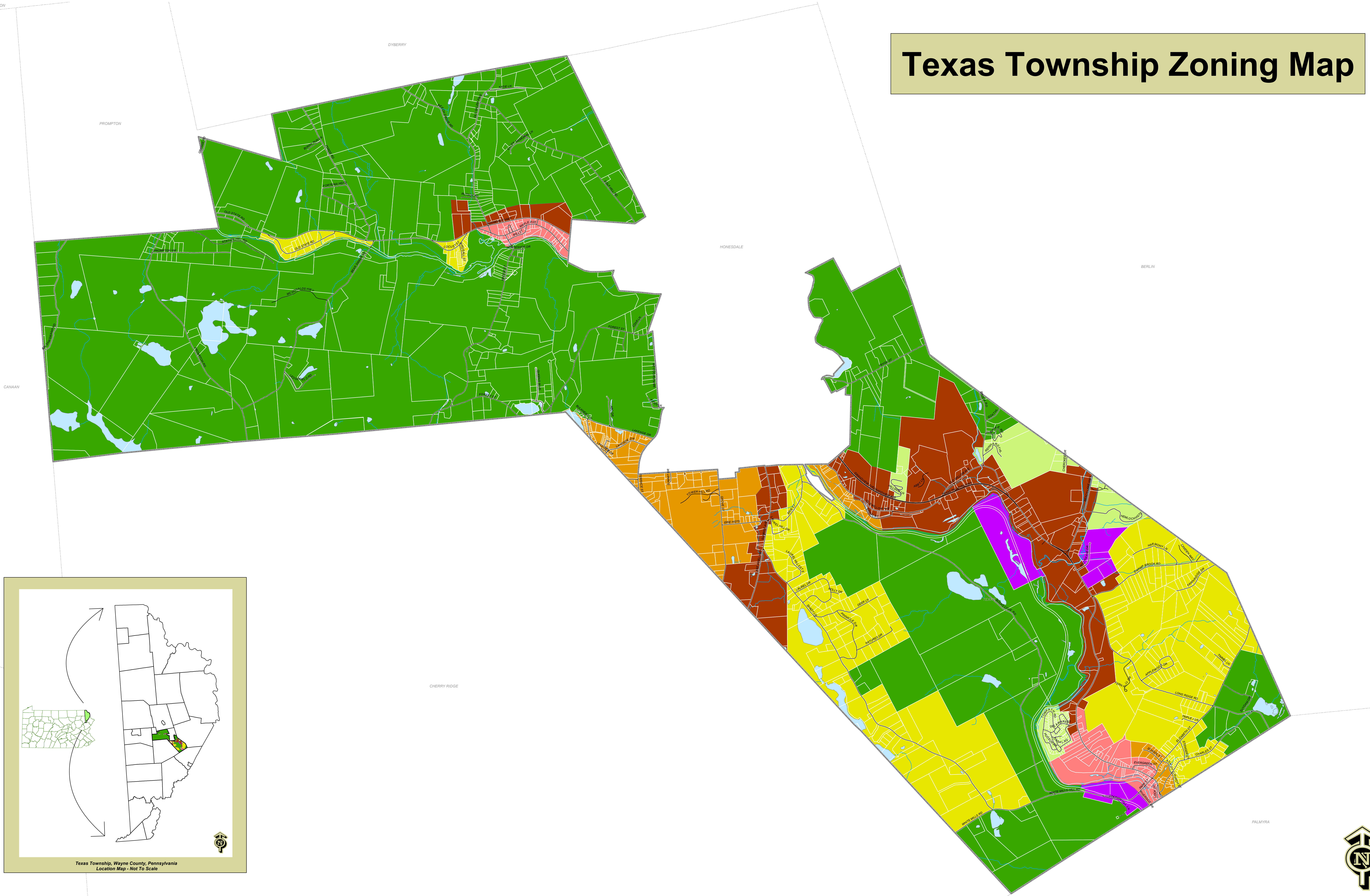


Texas Township Zoning Map



Texas Township Supervisors - Adoption Block

Date Adopted by Texas Township Supervisors - _____

Attest:

Date:

Zoning map information compiled from Texas Township Zoning Map adopted March 21, 1994 and amended on December 20, 1999, June 13, 2005 and November 7, 2011.
This zoning map was last amended in 2012 to add an amendment from November 16, 2009 that was approved by the Texas Township Supervisors but was never incorporated on the map.

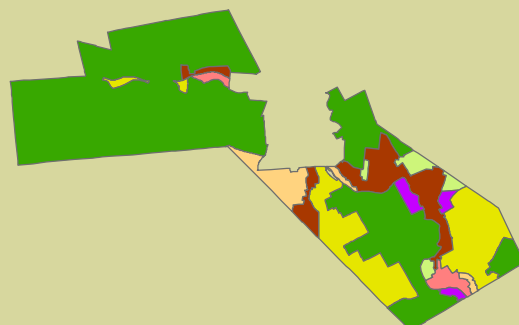
Parcel line data obtained from Wayne County Tax Assessment Office

★ **Note:** Along with the other General Districts there is also an additional floodplain classification. (See Article IV, Section 410 in the Texas Township Zoning Ordinance.)

0 1,000 2,000 4,000 6,000 Feet

1 inch equals 1000 feet

Texas Township Zoning Map



Texas Township, Wayne County, Pennsylvania

This map was prepared by the Wayne County Department of Planning - March, 2012

Legend

General Features

- Roads
- Watercourses
- Parcels
- Waterbodies
- Texas Township Boundary
- Municipal Boundaries

Zoning Districts

- | | | | |
|-----|---------------------------------|-----|--------------------|
| RU | Rural | C-1 | General Commercial |
| R-1 | Low-Density Residential | C-2 | Highway Commercial |
| R-2 | Multi-Family Residential | ID | Industrial |
| R-3 | Residential - Mobile Home Parks | | |

SCHEDULE OF DISTRICT REGULATIONS

DISTRICT DESIGNATION & INTENT	PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
RU-RURAL The purpose of this district is to provide for low density residential development in areas of the Township which are largely rural in character and to provide compatibility with existing agricultural, residential and rural uses	1) Agricultural activities including the raising of crops & livestock operations, horticultural & forestry enterprises, but not including poultry farms. 2) Single-family detached dwellings (not including mobile homes) 3) Greenhouses 4) Churches and places of worship	1) Home occupations 2) Private swimming pools 3) Private garages 4) Tool sheds 5) Bams 6) Private stables 7) Electronic reception devices 8) Fences 9) Other accessory uses common to residential and agricultural uses	1) Cluster development. 2) Private recreational facilities 3) Boarding or tourist homes 4) Agricultural service establishments engaged in primarily providing goods and/or services for agricultural use, including farm supplies, feed, farm equipment, fertilizer and kindred products and services 5) Campgrounds 6) Mobile homes (individual) 7) Kennels 8) Commercial stables	1) Excavating & quarrying 2) Public and semi-public uses 3) Public parks and playgrounds	Minimum lot size: 1 acre Minimum average width: 150 ft/75' Minimum front yard: 40 ft Minimum side/rear yard: 15 ft Maximum building height: 50 ft Maximum lot coverage: 35% * 21,780 sq. ft. off-site sewage disposal and off-site water supply
R-1 LOW-DENSITY RESIDENTIAL - ONE AND TWO FAMILY The purpose of this district is to allow the development of one and two family housing appropriate to existing patterns of within already developed or developing areas of the Township	1) Single-family detached dwellings (not including mobile homes) 2) Two-family dwellings 3) Churches and places of worship	1) Home occupations 2) Private swimming pools 3) Private garages 4) Tool sheds 5) Electronic reception devices 6) Fences 7) Other accessory uses common to residential uses	1) Boarding or tourist homes 2) Cluster development 3) Health facilities 4) Professional services 5) Residential conversions to apartments 6) Veterinarian clinics	1) Public and semi-public uses 2) Public parks and playgrounds	Minimum lot size: 1 acre or *21,780 sq ft off-site sewage disposal and off-site water supply Minimum average width: 150 ft/75' Minimum front yard: 40 ft Minimum side/rear yard: 15 ft Maximum building height: 50 ft Maximum lot coverage: 35%
R-2 MULTI-FAMILY RESIDENTIAL - APARTMENTS & TOWNHOUSES This district is intended to provide areas for development of multi-family housing and other moderate density residential activity including townhouses, apartments and residential conversions to apartments	1) All permitted uses permitted in the R-1 District 2) Residential Conversion to apartments 3) Public parks and playgrounds	1) Home occupations 2) Private swimming pools 3) Private garages 4) Tool sheds 5) Electronic reception devices 6) Fences 7) Private Stables 8) Other accessory uses common to residential uses	1) Boarding or tourist homes 2) Cluster development 3) Health facilities 4) Multi-family dwellings	1) Public and semi-public uses	Minimum lot size: 1 acre or *10,900 sq ft off-site sewage disposal and off-site water supply Minimum average width: 150 ft/75' Minimum front yard: 35 ft Minimum side/rear yard: 15 ft Maximum building height: 50 ft Maximum lot coverage: 40%
R-3 RESIDENTIAL - MOBILE HOME PARKS This district is intended to provide areas within the Township for the location of higher density housing including mobile home parks	1) Single-family homes 2) Two-family dwellings 3) Mobile homes (individual) 4) Public parks and playgrounds	1) Home occupations 2) Other accessory uses common to residential uses	1) Cluster development 2) Multi-family dwellings 3) Mobile home parks 4) Campgrounds 5) Private recreational activities 6) Boarding or tourist homes	1) Public and semi-public uses	MOBILE HOME PARKS Minimum lot size: 5,000 sq ft Minimum average width: 50 ft Minimum front yard: 20 ft Minimum side/rear yard: 15 ft Maximum building height: 35 ft Maximum lot coverage: 40% All other uses shall meet development standards as outlined for them in other Districts

SCHEDULE OF

ZONING

C-1 GENERAL COMMERCIAL The purpose of this district is to provide locations for retail & service establishments designed to serve the needs of both the immediate area and the surrounding region, and to exclude incompatible uses	1) Retail stores and service establishments 2) Cultural facilities 3) Indoor theaters 4) Public recreation facilities 5) Restaurants 6) Taverns 7) Fraternal clubs 8) Health facilities 9) Specialty shops 10) Professional services 11) Undertaking services 12) Essential services 13) Adult stores	1) All accessory uses permitted in R-3 Districts 2) Other accessory uses common to commercial uses	1) Service stations 2) Vehicle & equipment sales operations 3) Car washes 4) Hotels & motels 5) Nursing Homes 6) Rooming houses	Public and semi-public uses	Minimum lot size: 1 acre Minimum lot size: 7,500 sq ft* Minimum average width: 150/75 ft* Minimum front yard: 50 ft Minimum side/rear yard: 15 ft Maximum building height: 50 ft Maximum lot coverage: 75% * off-site sewage disposal and off-site water supply
C-2 HIGHWAY COMMERCIAL The purpose of this district is to provide for the location of retail & services establishments designed to serve the needs of the traveling public as well as those of residents of the Township and surrounding areas	1) All C-1 uses (except adult stores) 2) Lumber yards 3) Service stations 4) Vehicle and equipment sales operations	Same as C-1 District	1) Car washes 2) Hotels & motels 3) Nursing homes 4) Fast food establishments 5) Shopping centers or malls 6) Light manufacturing 7) Multi family dwellings	Public and semi-public uses	Minimum lot size: 1 acre Minimum lot size: 7,500 sq ft* Minimum average width: 150/75 ft* Minimum front yard: 50 ft Minimum side/rear yard: 15 ft Maximum building height: 50 ft Maximum lot coverage: 50% * off-site sewage disposal and off-site water supply
ID INDUSTRIAL The purpose of this district is to provide sufficient space in appropriate locations to meet future needs for light manufacturing activity	1) Essential services 2) All other uses are conditional uses and subject to review procedures for a conditional use including preparation of a development plan	Accessory buildings common to industrial uses	1) Research, engineering, or testing laboratories 2) Administration offices 3) Assembly from components 4) Pharmaceutical production 5) Optical instruments production 6) Textile manufacturing 7) Enclosed storage facilities 8) Warehouses, distribution centers, & terminals 9) Other manufacturing uses 10) Printers	Public and semi-public uses	Minimum lot size: 2 acres Minimum average width: 200 ft Minimum front yard: 75 ft Minimum side/rear yard: 50 ft Maximum building height: 60 ft Maximum lot coverage: 50% There will be no size reduction for off-site sewage disposal and off-site water supply.